

# Attachment A PROPERTY AT A GLANCE



**Golden Groves Apartments** 

FHA #: 117-EE034

ADDRESS:	801 SE 5°		EAR	INEST MC	ONEY: <b>\$10</b>		SALES PRI		Unstated N Is"; 30 cale		ıc to cl
COUNTY:	Tillman	K 73570		LE	ETTER OF CR				•	eclosure	ys to ci
			P	ROJEC	T INFORM	1ATIC	N				
Total Units	Reside	ntial	Commerci	al	Foundation	: Slab					
22 Revenue 22		0		Roof:		Composition					
Non-Revenue <b>1</b>				Exterior: Wood Frame and Br			nd Brid	ck Venner			
Building/Site	e Type Ga	rden/Wal	lk-up	FI	loors/Finish	: Carp	et				
Number o	of						Approxi	imate	Approxir	nate	
Buildings Stories		tories	Year Built Reha		Rehab	Year Site Acreage		reage	Net Rentable Area		
12		1	1 2007		N/A	3.8		3	13,358		
<b>1echanical</b>	Systems					ι	Itilities		F	Parking	
Heating:			Air			Pι	ıblic Water		Street	Asp	halt
Fuel	Electric	Co	onditioning	Indivi	dual		Gas Main		Curb	Conc	rete
System	Individua	ıl	Windows	Scree	n		Electric	$\boxtimes$	Sidewalk	Conc	rete
ot Water:						Sani	tary Sewer	$\square$	Parking Lot	Conc	rete
Fuel	Electric					St	orm Sewer		Parking	2 le	ots
System	Individua					S	eptic Tank		Spaces	3	3
partment I	Features	Com	munity Fe	eatures		wner	Expense		Tena	nt Expe	nse
Air Conditioning		] 🗆	Garage		Cold Water			Electric			
Dis <sup>1</sup>	☐ Dishwasher ☐								Gas		
			Laundry	Laundry Facility						Heat	
	bage Dispos				ookup				Hot Water		
	rigerator										
	pes/Blinds		Commu	nity Spa	ce						
CCUPANCY											
Year Ja		Mar	Apr	May	Jun	Jul	Aug	Sep		Nov	Dec
2014 32 2015 32		32% 36%	32%	23%	23%	23%	23%	36%	36%	36%	41%
2015 32	70 30%	30%									

		_						
		Type	Approx	Current		Total		
	# of	(# of	Square	Gross	After Sale	After Sale		
	Units	Bdrs)	Feet	Rent	Rent	Rent		
	14	1	678	277	381	5,334		
	7	1	678	293	367	2,569		
	1	2	1,390	362	451	451		
			Estimate	d/Possible I	Monthly Total	8,354		
- 1								

Total Estimated/Possible Annual Income				
Rent	100,248			
Commercial				
Parking				
TOTAL	100,248			
Estimated Annual	Expenses			
Administrative	12,520			
Utilities	6,604			
Operating	9,631			
Taxes/Insurance	9,451			
Reserve/Replace	6,600			
*O & M Maintenance				
Total	44,806			

## **COMMENTS CONCERNING PROJECT INFORMATION:**

Project Based Section 8 Assistance is not being offered with this sale.

Due diligence should be performed in advance of submitting a bid. While care has been exercised to ensure accuracy, all information provided is solely for the purpose of permitting parties to determine whether or not the Project is of such type and general character as to interest them in its purchase. HUD makes no warranty as to the accuracy of such information.

#### **USE RESTRICTIONS**

20 Years affordable housing.

Two-year rent protection for eligible residents.

#### **TERMS OF SALE**

- This is an "All-Cash" "As-Is" sale. HUD is not providing financing for this sale. Payment of the full bid price must be presented at Closing.
- No consideration will be given to a bid submitted by any party currently suspended or debarred from participating in HUD programs. As provided for in 24 C.F.R. Part 27, the defaulting mortgagor, or any principal, successor, affiliate, or assignee on the mortgage at the time of default shall not be eligible to bid on or otherwise purchase this Project. ("principal" and "affiliate" are defined at 24 C.F.R. § 200.215.)
- Bids for this Project will only be considered for acceptance if properly submitted by following the bidding
  instructions which includes but is not limited to submitting the Earnest Money Deposit, forms and statements as
  required in the Invitation. High Bidder will be reviewed to determine if qualified to purchase, own and manage the
  Project
- The High Bidder must certify to HUD that any/all projects that are owned by the bidder or its affiliates and are located in the same jurisdiction (City or Town) where the Project is located are in substantial compliance with applicable state and local housing statutes, regulations, ordinances and codes. See Attachment G, Certification of Substantial Compliance.
- High Bidder has the option to file the required Previous Participation Certification (Form HUD-2530) in electronic or paper format. For questions concerning APPS contact the Multifamily Housing Systems Help Desk at 1-800-767-7588. For questions concerning Secure Systems contact the REAC Help Desk at 1-888-245-4860.
- Repairs estimated at \$28,155, must be completed to HUD's satisfaction within 12 months of Closing. Refer to the Use Agreement, Rider 2, and Attachment E for more information.
- If HUD approves an extension of the Closing, the Purchaser must pay a fee which is the greater of 1.5% of the bid price or HUD's holding costs of \$40.80 per unit per calendar day for each thirty (30) calendar day period.
- The Use Agreement will include the following Riders: Enforcement, Required Rehabilitation, Affordability of Units, Two-Year Rent Protection for Pre-Existing Very Low-Income Tenants, Nondiscrimination Against Section 8
   Certificate Holders and Voucher Holders, and Relocation.

PROSPECTIVE BIDDERS SHOULD READ AND THOROUGHLY UNDERSTAND ALL INFORMATION PROVIDED HEREIN AND IN THE BID KIT <u>PRIOR</u> TO SUBMITTING A BID.

#### INFORMATION AND BID KIT

INFORMATION and BID KIT may be viewed or printed at

http://portal.hud.gov/hudportal/HUD?src=/program\_offices/housing/mfh/pd/mfplist.

You may also sign up for our electronic mailing list at

http://www.hud.gov/subscribe/signup.cfm?listname=Multifamily%20Property%20Disposition&list=mfpd-l. If you do not have access to the internet or cannot download a PDF file, you may contact the Realty Specialist identified below to obtain a copy of the bid kit.

### **Bids for Golden Groves Apartments:**

MUST BE PRESENTED ON: May 8, 2015

At: 10:00 a.m. (local time) Location of Foreclosure Sale:

Tillman County Courthouse 201 North Main Street Frederick, Oklahoma 75570

# HUD Office and Contact Information for submission of documents:

Fort Worth HUD Office
Property Disposition Division, 6AHMLAT
801 Cherry Street, Unit #45, Ste. 2500
Fort Worth TX 76103

Fort Worth, TX 76102 **Realty Specialist**: Lori L. Gregg

Phone: (817) 978-5801 Fax: (817) 978-6018 Email: lori.l.gregg@hud.gov

#### **INSPECTION OF PROJECT**

Open House: Date: April 16, 2015 Time: 11:30a.m. to 2:30 p.m. (local time)

Contact: Lori L. Gregg at (817) 978-5801, or lori.l.gregg@hud.gov